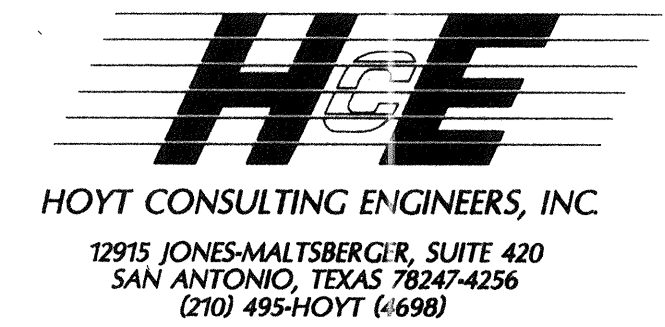


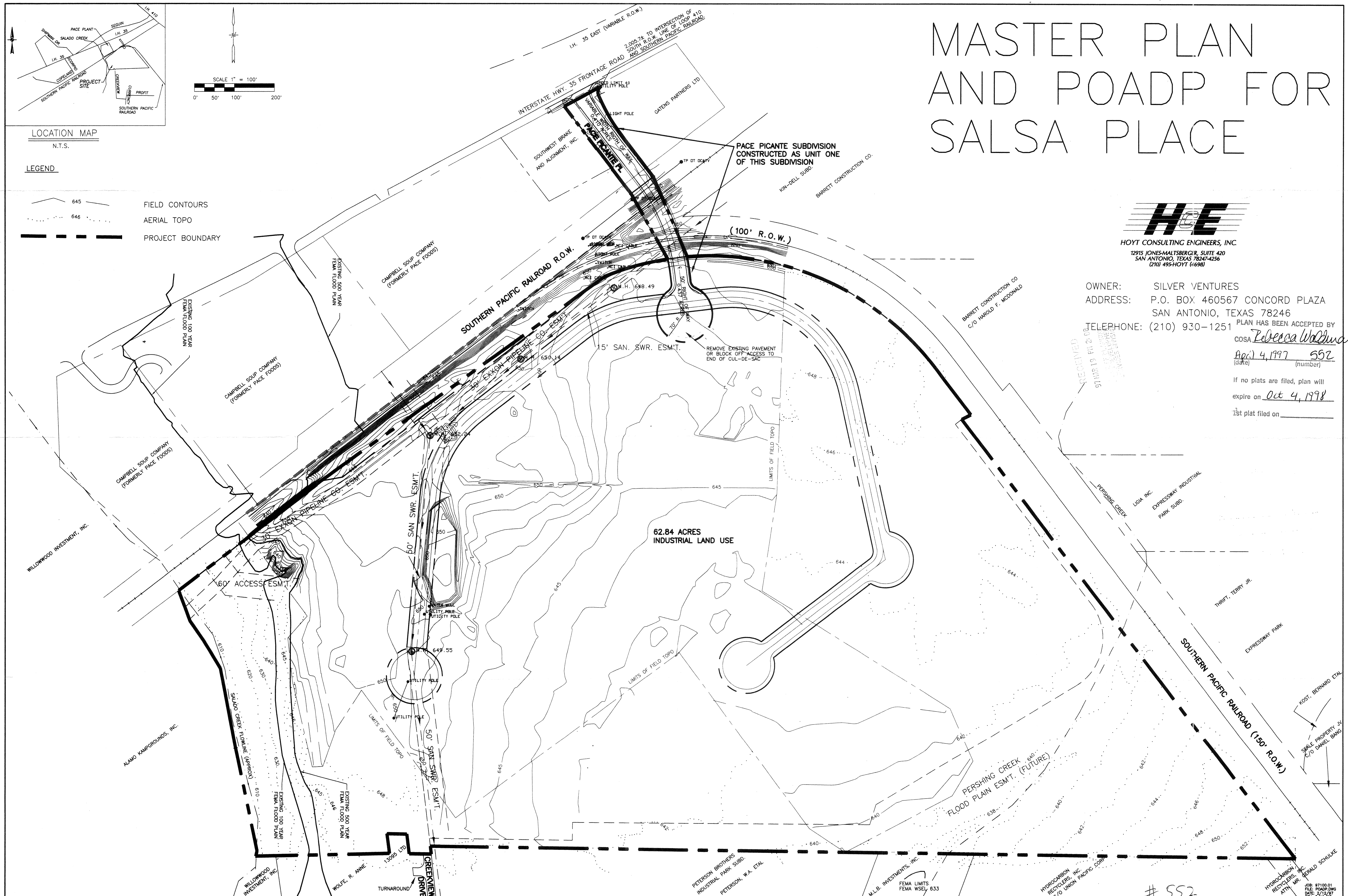
MASTER PLAN AND POADP FOR SALSA PLACE



OWNER: SILVER VENTURES
ADDRESS: P.O. BOX 460567 CONCORD PLAZA
SAN ANTONIO, TEXAS 78246
TELEPHONE: (210) 930-1251

PLAN HAS BEEN ACCEPTED BY
COSA *Rebecca Waldman*
April 4, 1997 552
(date) (number)

If no plats are filed, plan will
expire on Oct 4, 1998
1st plat filed on _____



RECEIVED

97 FEB 19 AM 11:07

DEPT. OF PLANNING
AND DEVELOPMENT
SERVICES DIVISION

FAX MESSAGE

PROJECT: *SALSA PLACE POADP*
PROJECT #: *97100.01*
DATE: *2/18/97*

FROM: *Edith Neill*
FAX #: *(210) 495-4699*

TO: *Elizabeth Carol*
COMPANY: *C.S.A. Planning*
FAX #: *207-4441*

RE: *SALSA PLACE*

NUMBER OF PAGES, INCLUDING THIS LEAD SHEET: *2*

MESSAGE:

*As requested, following is a newer application
filled out for the above referenced POADP.*

*We are also mailing this (original signature)
for your files.*

*Once again, please stamp the copy and fax as
a copy so that we have a receipt date for our
files.*

Thank You for your assistance!



City of San Antonio
Planning Department
Subdivision Section

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN APPLICATION (POADP)

Date Submitted: 2/13/97 Name of POADP: SALSA PLACE
Owner/Agent: SILVER VENTURES Engineer/Surveyor: HOYT CONSULTING ENGINEERS
Address: P.O. BOX 460567 CONCOY PLAZA Address: 12915 JONES MALTSBERGER, STE 420
S.A., TX 78246 Phone: (210) 430-1251 S.A., TX 78247 Phone: (210) 495-4698

Existing zoning: LL Proposed zoning: LL

Texas State Plane Coordinates: X: 185,288 Y: 588,833
(at major street entrance/main entrance)

Site is over/within/includes:

San Antonio City limits?

☒ Yes

☐ No

Edwards Aquifer Recharge Zone?

☐ Yes

☒ No

Land area being platted:

	<u>Lots</u>	<u>Acres</u>
Single Family (SF)	_____	_____
Non-Single Family (NSF)	_____	_____
Commercial & Other	<u>3</u>	<u>63.25</u>
TOTAL:	<u>3</u>	<u>63.25</u>

Contact Person: DENNIS K. HOYT, P.E.

Print Name: FOR HOYT CONSULTING ENGINEERS Signature: Dennis K. Hoyt

Date: 2/18/97 Tele: (210) 495-4698 Fax: (210) 495-4699

Is there a previous POADP for this site? Name N/A No. _____

Is there a corresponding PUD for this site? Name N/A No. _____

Are there any plats associated with this POADP or site? Name PACE PICANTE SUBDIVISION No. 940482

Name _____ No. _____

Name _____ No. _____

ALL PRINTS MUST BE FOLDED.

Note: This application must be completed fully, and typed or printed legibly, for acceptance.

RECEIVED
97 FEB 20 AM 8:20
PLANNING
DEPARTMENT
SUBDIVISION



City of San Antonio
Planning Department
Subdivision Section

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN APPLICATION (POADP)

Date Submitted: 2/13/97

SALSA PLACE

Name of POADP: ~~SALADO CREEK INDUSTRIAL PARK~~

Owner/Agent: SILVER VENTURES

Phone: (210) 930-1251

Address: P.O. Box 460567 CONCORD PLAZA

Zip code: 78246

Engineer/Surveyor: HOYT CONSULTING ENGINEERS

Phone: (210) 495-4698

Address: 12915 JONES-MALTSBERGER, SUITE 420 Zip code: 78247-4256

Existing zoning: LL

Proposed zoning: LL

Texas State Plane Coordinates:

X: 185,288

Y: 588,833

(at major street entrance/main entrance)

Plat is over/within/includes:

San Antonio City Limits

Edwards Aquifer Recharge Zone?

☒ Yes

☐ No

☐ Yes

☒ No

Land Area Being Platted:

Lots

Acres

Single-Family (SF)

Non-Single Family (NSF)

Commercial & other

TOTAL =

3

63.25

3

63.25

DENNIS HOYT, P.E.

Print Name: FOR HOYT CONSULTING ENGINEERS Signature: Dennis Hoyt

Date: 2/13/97

Tel: (210) 495-4698

Fax: (210) 495-4699

This is for the person actually submitting the application. However, this is the person staff will contact regarding this application for clarification or additional information

APPROVED BY SILVER VENTURES:

Signature: Garth Elanche

DATE: 2/13/97

Note: This application must be completed fully, and typed or printed legibly, for acceptance.



CITY OF SAN ANTONIO

April 4, 1997

Mr. Dennis K. Hoyt, P. E.
Hoyt Consulting Engineering
12915 Jones Maltsberger, Suite 420
San Antonio, TX 78247 - 4256

Re: Salsa Place

POADP # 552

Dear Mr. Hoyt:

The City Staff Development Review Committee has reviewed Salsa Place Subdivision Preliminary Overall Area Development Plan # 552. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process. In addition, a detention basins for drainage to the railroad tracts may be required.
- The internal local streets will require a total of 60' of ROW and a pavement width of 40'.
- If the proposed development is not platted in phases or units this POADP will not be valid.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. Any platting will have to comply with the Unified Development Code at the time of plat submittal.

If you have any questions or comments regarding this matter, please contact Elizabeth Carol, at 207-7900.

Sincerely,

A handwritten signature in cursive script that reads "Rebecca Waldman".

Rebecca Waldman
Acting Director of Planning

RW/EAC

cc: Andrew J. Ballard, P. E., Acting City Traffic Engineer



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

RECEIVED
97 MAR 18 AM 9:53

TO: Amer Date 2-20-97
FROM: Elizabeth
ITEM NAME: Salsa Place FILE # _____
RE: POADP

SUBJECT: The attached item has been submitted to you for a recommendation to the Planning Commission or Director. Please review the item and forward your recommendation to the Department of Planning, Land Development Services Division, Subdivision Section. All responses shall be returned as soon as possible, but generally no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days.

Please Return By: _____, 19____

- ☐ Proposed plat-30 days ☐ Variance-15 days ☐ POADP's-10 days
☐ Plat deferral-30 days ☐ Plan / legal doc-15 days ☐ Other-15 days

☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: i. Alignment of the 1/2
row should be 60' min
& pavement width 40' min

TIA (OK)

AG

Signature

Eng. Assoc.

Title

3/17/97

Date



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

17th
floor

TO: Burt Date 2-20-97
FROM: Elizabeth
ITEM NAME: Salsa Place FILE # _____
RE: POADP

SUBJECT: The attached item has been submitted to you for a recommendation to the Planning Commission or Director. Please review the item and forward your recommendation to the **Department of Planning, Land Development Services Division, Subdivision Section**. All responses shall be returned as soon as possible, but generally no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days.

Please Return By: _____, 19____

- ☐ Proposed plat-30 days ☐ Variance-15 days ☐ POADP's-10 days
☐ Plat deferral-30 days ☐ Plan / legal doc-15 days ☐ Other-15 days

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments:

FLOOD PLAIN REQUIREMENTS AND
DRAINAGE EASEMENTS WILL BE REQUIRED
AND ADDRESS DURING THE PLATTING
PROCESS

Burt Club

Signature

As. Eng. Josh

Title

Date

2-24-97

LETTER OF TRANSMITTAL

PROJECT: Salsa Place POADP
PROJECT #: 97/00.01

DATE: 2/14/97
FROM: Edith Neill

TO: Director of Planning
COMPANY: Department of Planning, City of San Antonio
ADDRESS: 114 W. Commerce - 4th Floor

RE: Salsa Place POADP

MESSAGE:

Transmitted herewith are six (6) prints of the above referenced POADP for review and filing, along with the required application.

We understand that within twenty work days the Director shall provide a written response indicating whether or not the POADP complies with current regulations, the city master plan & parts thereof.

If you have questions or need further information, please contact our office.

Thank you for your assistance.

RECEIVED

97 FEB 14 PM 12:17

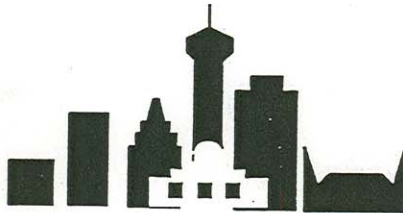
DEPARTMENT OF PLANNING
AND DEVELOPMENT
FILES DIVISION

City of San Antonio Planning Department

Zoning / Subdivisions

Street address: Municipal Plaza Building, 114 W. Commerce, 4th floor

Mailing address: P. O. Box 839966 San Antonio, TX 78283-3966



Pages sent including fax cover:

3

If you do not receive all pages, please call (210) 207-7900

Please deliver to:

Name:	Edith neill
Title:	
Organization:	
Phone:	
Fax:	495-4699

From:

Name:	Elizabeth Carol
Title:	Planner II
Division:	Subdivision
Phone:	207-7900
Fax:	(210) 207-4441

Remarks:

Please call if you have any questions.

1996 TEXAS APA CONFERENCE

Salsa Place
off I-35 near Pace.

3 lots on 63. acres
Inside city
zoned LL

~~TIA needed~~ have

O.K

- provide a local type B street